

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

### for April 26, 2006 PLANNING COMMISSION MEETING

**PROJECT #:** Special Permit #06027 - Prairie Crossing

**PROPOSAL:** A community unit plan for 56 multiple-family units and 20 townhouse units.

**LOCATION:** Northeast of the intersection of South 33<sup>rd</sup> Street and Yankee Hill Road.

**LAND AREA:** Approximately 9.3 acres.

**EXISTING ZONING:** R-4 Residential

**WAIVER/MODIFICATION REQUEST:** None

**CONCLUSION:** This request is consistent with the existing zoning, and no waivers or adjustments to the Zoning Ordinance or Design Standards are required. With the modifications noted in the conditions of approval, this request complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

<b>RECOMMENDATION:</b>	Conditional Approval
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### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** Lot 1, Block 2, Pine Lake Heights South 11<sup>th</sup> Addition.

**EXISTING LAND USE:** Vacant, graded for development.

### **SURROUNDING LAND USE AND ZONING:**

North:	Single-family residential	R-3
South:	Agriculture (Wilderness Hills 1 <sup>st</sup> Addition preliminary plat has been submitted and is under review showing single-family residential adjacent to this site)	AG
East:	Open space for detention	R-4
West:	Domiciliary care facility	R-3

## **HISTORY:**

**November 4, 2004** - The final plat of Pine Lake Heights South 11<sup>th</sup> Addition was approved.

**April 5, 2002** - PP#00029 and CZ#3298 Pine Lake Heights South 4<sup>th</sup> preliminary plat #PP#00029 and CZ#3298 were approved. This preliminary plat included commercial centers near the intersections of both South 27<sup>th</sup> Street and Yankee Hill Road, and South 40<sup>th</sup> Street and Yankee Hill Road, and R-3 and R-4 areas for residential development. The change of zone revised the zoning pattern previously approved with CZ#3105.

**February 3, 1999** - ANNEX #98005 was approved and included the land in the preliminary plat, along with approximately 450 acres of land southwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill. An annexation agreement was also approved and subsequently amended **September 1, 2000**.

**February, 1999** - Comprehensive plan amendment CPA #94-31 approved the S1/S2 Sub-area Plan.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

### **Page F15 - Quality of Life Assets**

- Preservation and enhancement of the many quality of life assets within the community continues. For a true "good quality of life," a community has more than jobs, shelter, utilities and roads - there are numerous service, education, historic and cultural resources which are fundamental to enriching lives. The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's established neighborhoods.

### **Page F18 - Residential Neighborhoods**

- Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.
- Encourage different housing types and choices, including affordable housing throughout each neighborhood for an increasingly diverse population.

**Page F25** - This land is designated as urban residential in the Land Use Plan.

### **Page F66 - Overall Guiding Principles**

- Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Community Unit Plan process.

### **Page F67 - Guiding Principles for New Neighborhoods**

- Encourage a mix of housing types, single-family, townhomes, apartments, elderly housing all

within one area.

- Pedestrian orientation, shorter block lengths, and sidewalks on both sides of all roads.

**Page F71 - Strategies for New and Existing Neighborhoods**

- The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods.

**Page F87 - Transportation Planning Principles**

- A Balanced Transportation System - The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and into the future.

**Page F91 - Other Areas**

- All areas of the community should have safe, secure and reasonably direct pedestrian connections. Activities of daily living should be available within walking distance. Neighborhoods should include homes, stores, workplaces, schools, and places to recreate. Interconnecting streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, and conserve energy.

**Page F95 - Bicycle and Trails Standards**

- The trails and facilities plan shows the trail system extending along Yankee Hill Road in this area.

**UTILITIES:** All required utilities are available to serve this development.

**TRAFFIC ANALYSIS:** Access is provided to both South 33<sup>th</sup> Street and Grainger Parkway. A median opening in Yankee Hill Road is planned at the intersection with South 33<sup>th</sup> Street with full-turning movement access. Yankee Hill Road is an arterial street, and South 33<sup>th</sup> Street and Grainger Parkway are local streets. Yankee Hill Road is closed for construction in this area, and when complete will be a four-lane arterial street. South 33<sup>rd</sup> Street and Grainger Parkway have been installed.

The section of Grainger Parkway adjacent to this plat is intended to be a main pedestrian and vehicular transportation corridor through this area, and is projected to carry more traffic volume than a typical local street. Grainger Parkway is also the primary internal connection between the approved and planned commercial developments located at the corners of South 40th Street and Yankee Hill Road and South 27th Street and Yankee Hill Road, and will thus function like a collector street. As the commercial areas develop and the traffic volumes increase, on-street parking along Grainger may be prohibited.

The pedestrian bike trail system is planned to extend along the north side of Yankee Hill Road in this area, with a grade-separated crossing under Yankee Hill Road at the southeast corner of this site.

**ANALYSIS:**

1. The site is approximately 9.3 acres in area, with 76 dwelling units shown. This results in an overall density of 8.17 units per acre, well below the allowed density for

- a CUP in the R-4 district of 13.93 units per acre. The density calculation needs to be shown on the site plan and made a part of the application.
2. Access to the development is via driveways onto both Grainger Parkway and South 33<sup>rd</sup> Street. Internal access is provided by private drives throughout the site, there are no new public streets or private roadways shown. The alignment of the driveway onto South 33<sup>rd</sup> Street either needs to align with the drive to the west, or be offset a greater distance to reduce the traffic conflict, particularly for vehicles turning south on South 33<sup>rd</sup> Street.
  3. Only public streets and private roadways are allowed to be named, and the proposed names for the internal private driveways must be removed.
  4. The pedestrian/bike trail system is shown both extending along Yankee Hill Road, and in the vicinity of the outlot adjacent to the east. The design of the north-south portion of the trail east of the site has not been finalized, and due to the extreme slope on the adjacent outlot the Parks and Recreation Department is recommending that the trail easement be located at the east edge of this site. L.E.S. also notes that the location of the trail easement along Yankee Hil Road may conflict with existing facilities.
  5. A recreation plan is shown as required by Design Standards. The details of the plan must be in compliance with the National Consumer Safety Guidelines and must be approved by the Parks and Recreation Department, including provisions for shaded seating for adult supervision of play areas.
  6. The landscape plan incorrectly includes street trees, and must also comply with the Design Standards for multiple-family units approved by special permit. The landscape plan should be deleted from the plan set, with a note added to the site plan stating that landscaping will be provided in compliance with Design Standards at the time of building permits, and street trees will be installed per the approved final plat.
  7. The Health Department notes the existence of a 12" high-pressure, underground natural gas pipeline south of this development. There are no requirements for regulating land uses adjacent to it, however the Health Department recommends the location be noted on the site plan to help serve notice to affected parties.
  8. With minor modifications, this request complies with the Zoning Ordinance and the Comprehensive Plan. No waiver or adjustments are required for this permit to be approved, and the proposed development is an appropriate use of land at this location.

**CONDITIONS OF APPROVAL:**

**Site Specific Conditions:**

1. This approval permits a community unit plan for 76 dwelling units.

**General Conditions:**

2. Before receiving building permits:

- 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

- 2.1.1 A revised site plan including 5 copies showing the following revisions:

- 2.1.1.1 A 20'-wide trail easement along the east property line to the satisfaction of the Parks and Recreation Department.
- 2.1.1.2 The trail easement along Yankee Hill Road sited to the satisfaction of the Parks and Recreation Department and the Lincoln Electric System.
- 2.1.1.3 A recreation plan approved by the Parks and Recreation Department.
- 2.1.1.4 General Site Note #16 revised to state "THE RECREATIONAL FACILITY SHALL BE A ½ BASKETBALL COURT AND TWO TOT LOTS IN COMPLIANCE WITH THE NATIONAL CONSUMER SAFETY GUIDELINES."
- 2.1.1.5 A note added to the site plan that states "ALL REQUIRED LANDSCAPING TO BE PROVIDED IN COMPLIANCE WITH CITY OF LINCOLN DESIGN STANDARDS. REQUIRED LANDSCAPING AND SCREENING TO BE REVIEWED AT TIME OF BUILDING PERMITS. STREET TREES TO BE INSTALLED AS REQUIRED BY THE APPROVED FINAL PLAT."
- 2.1.1.6 The driveway onto South 33<sup>rd</sup> Street located to the satisfaction of Public Works and Utilities.

- 2.1.1.7 All internal street names deleted from the site plan.
- 2.1.1.8 Show the location of the high-pressure gas line.
- 2.1.1.9 Combine General Site Notes #12, #13 and #14 to state "THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDABLE LOT IN COMPLIANCE WITH THE SETBACKS AND ALLOWED EXCEPTIONS FOR THE R-4 ZONING DISTRICT PER LINCOLN MUNICIPAL CODE TITLE 27."
- 2.1.1.10 Revise General Site Note #19 to state "ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN BUT MAY BE CONSTRUCTED IF THEY ARE 25' BY 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE THE SETBACKS, SIGHT TRIANGLES, EASEMENTS, AND REQUIRED MINIMUM PARKING AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE REQUIREMENTS."

2.2 The construction plans comply with the approved plans.

**Standard Conditions:**

- 3. The following conditions are applicable to all requests:
  - 3.1 Before occupying the dwelling units all development and construction is to comply with the approved plans.
  - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
  - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution

approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

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Brian Will, 441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
April 12, 2006

**APPLICANT/**

**OWNER:** Lincoln Housing Authority  
5700 R Street  
Lincoln, NE 68506  
402.434.5557

**CONTACT:** Tim Gergen  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
402.474.6311





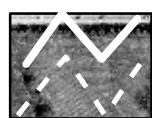
## Special Permit #06027 S 33rd St & Grainger Pkwy

2005 aerial

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 19 T09N R07E



Zoning Jurisdiction Lines

City Limit Jurisdiction







## CROSS-SECTION A-A

N.T.S.

### GENERAL SITE NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS. SANITARY SEWER TO BE PUBLIC AND WATER MAINS TO BE PRIVATE.
2. THE CURRENT ZONING IS R-4.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
4. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
5. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
6. 

TOTAL UNITS:	76
MULTIPLEX UNITS:	56
TOWNHOUSES UNITS:	20
7. 

TOTAL PARKING:	213
90° PARKING STALLS:	108 (97 STANDARD, 11 HANDICAP)
PARALLEL PARKING STALLS:	47 STANDARD
GARAGE STALLS:	18 (16 STANDARD, 2 HANDICAP)
TOWNHOUSES:	40 (20 GARAGE, 20 DRIVEWAY)
8. ALL INTERSECTION ANGLES SHALL BE 90° ±10° UNLESS OTHERWISE NOTED.
9. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 58, NO. 144/RULES AND REGULATIONS).
10. ALL ELEVATIONS ARE BASED ON NAVD 1988.
11. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
12. ALL SETBACKS SHALL BE IN ACCORDANCE WITH R-4 ZONING.
13. THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, FOOTINGS, NON-HEATED ENCLOSED AREAS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRDACHING INTO THE SETBACKS.
14. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDABLE LOT.
15. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET IN HEIGHT.
16. THE RECREATIONAL FACILITY SHALL BE A 1/2 BASKETBALL COURT AND TWO TOT LOTS.
17. DIRECT VEHICULAR ACCESS TO YANKEE HILL ROAD IS RELINQUISHED EXCEPT AS SHOWN.
18. DETAILS OF ALL SIGNS, INCLUDING TYPE, EXACT LOCATION, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY AT TIME OF BUILDING PERMIT. THEY WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS PER ORDINANCE 27.69.
19. ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN IF THEY ARE 25' BY 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE THE SETBACKS, SITE TRIANGLES, EASEMENTS AND REQUIRED MINIMUM PARKING, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

LOT 'B'

ST ADDITION

3

ION CELL

(PLAN PLAN)

ED

SETBACK

27'

125.95'

9.03'



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

March 30, 2006

Mr. Marvin Krout  
Planning Department, City of Lincoln  
County-City Building  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Prairie Crossing, South 33<sup>rd</sup> and Yankee Hill Road  
Lincoln Housing Authority  
Community Unit Plan

Dear Mr. Krout:

Enclosed please find the following for the above-mentioned project.

1. Zoning Application
2. Application fee (\$2,150.00)
3. Site Plan – 21 copies
4. Drainage & Grading Plan – 9 copies
5. Street Paving Profiles – 9 copies
6. Landscape Plan – 9 copies

On behalf of the Owner/Developer, Lincoln Housing Authority, Inc., 5700 R Street, Lincoln, NE 68506, we are requesting a special permit for a Community Unit Plan for 56 multiplex units and 20 townhouse units located at South 33<sup>rd</sup> Street and Yankee Hill Road.

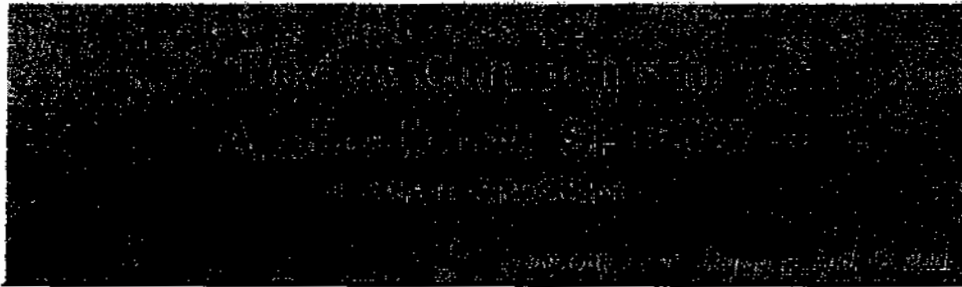
Please contact us if you have any questions or require additional information.

Sincerely,

Tim Gergen

Enclosures

cc: Beverly Fleming (Lincoln Housing Authority)  
File



Status of Review: Approved

Reviewed By Alltel

ANY

Comments:

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Status of Review: Approved

04/03/2006 2:57:12 PM

Reviewed By Building & Safety

BOB FIEDLER

Comments: approved

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Status of Review: Denied

04/05/2006 2:02:25 PM

Reviewed By Building & Safety

Terry Kathe

Comments: E. Loop and W. Loop and a street name Boulevard or Driveway are not acceptable street names. If these are just driveways, remove the names. If these are going to be private roadways then they will need different street names.

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Status of Review: Approved

04/11/2006 2:37:01 PM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Brian Will DATE: April 11, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Prairie Crossing

EH Administration SP #06027 CUP

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

According to the LLCHD's Geographic Information System (GIS) records, a twelve inch high pressure underground natural gas pipeline is located along the south edge of this proposed development just south of the centerline for Yankee Hill Road. The LLCHD calculated a hazard area of approximately 221 feet on each side for this pipeline using the hazard area equation from report entitled, "A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines" prepared by Mark J. Stephens from C-FER Technologies. A hazard area or high consequence area is defined as the area within which the extent of property damage and the chance of serious or fatal injury would be expected to be significant in the event of a worst case scenario rupture failure.

At this time, there are no current regulations that prohibit the location of occupied buildings within hazard areas. However, the LLCHD strongly recommends that occupied dwellings or buildings not be located within projected hazard areas. At the very least, LLCHD recommends that future owners and/or lessees of dwellings or buildings located within the projected hazard area, be advised of the natural gas pipeline's location.

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

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Status of Review: Active

Reviewed By Lincoln Electric System

ANY

Comments:

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Status of Review: Approved

04/13/2006 8:06:52 AM

Reviewed By Lincoln Police Department

NCSBJW

Comments: Mr. Will,

The Lincoln Police Department does not object to the Prairie Crossing special permit # SP06027.

Sergeant Don Scheinost, #798  
Lincoln Police Department  
Management Services  
(402) 441-7215  
lpd798@cjis.ci.lincoln.ne.us

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Status of Review: Denied

04/04/2006 2:46:20 PM

Reviewed By Parks & Recreation

ANY

Comments: Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and approval is contingent on the following:

1. The Comprehensive Plan identifies a trail corridor along this location. A 20' trail easement needs to be shown along the western boundary of the property.
  2. The recreational plan for the tot lots needs to be provided and comply with the National Consumer Safety Guidelines for playgrounds.
  3. Street trees need to be consistent with what the Forestry Department has identified as the appropriate species. Contact Forestry at 441-7036 for verification.
  4. A shaded seating area needs to be provided for adult supervision of any/all playgrounds.
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Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

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Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

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Status of Review: Active

Reviewed By Planning Department

BRIAN WILL

Comments:

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Status of Review: Active

Reviewed By Public Works - Development Services

ANY

Comments:

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Status of Review: Active

Reviewed By Public Works - Watershed Management

ANY

Comments:

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INTER-DEPARTMENT COMMUNICATION



**DATE** April 10, 2006

**TO:** Brian Will, City Planning

**FROM:** Sharon Theobald (Ext. 7640) *St*

**SUBJECT:** DEDICATED EASEMENTS  
DN #83S-34E

SP#06027

Attached is the Special Permit Application for Prairie Crossing.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development.

Please be advised the LES transmission line easement, as marked on the drawing, is not accurate. Our easement goes to the edge of the right of way. The bike path may be in conflict with existing poles and we recommend the bike path be relocated to an area outside the existing LES easement.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

